

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT

DATE

No. 13

9/13/02

TO LEASE NO. GS-11B-01482

ADDRESS OF PREMISES: 1201 Eye Street, NW, Washington, DC 20005-5905

THIS AGREEMENT, made and entered into this date by and between,

1215 Eye Street, NW Associates Limited Partnership

whose address is: c/o The John Akridge Companies
601 13th Street, NW, Suite 300N
Washington, DC 20005
Attention: Asset Manager / 1201 Eye

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereafter mentioned covenant and agree that the said lease is amended effective August 22, 2002, as follows:

This Supplemental Lease Agreement is issued to confirm the Government's acceptance of 5,929 BOMA Office Usable Square Feet as shown in the attached floor plans. The acceptance date for such space is hereby established as August 22, 2002. Upon acceptance of the entire leased premises, the Lessor and the Government shall determine the overall lease and rent commencement date for the lease based on the square foot weighted average of the acceptance dates for each portion of the leased space. The overall lease and rent commencement date will establish the anniversary date of the Lease for on-going operating expense adjustments. The term of the lease shall expire on the tenth anniversary of the overall lease and rent commencement date.

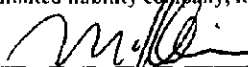
In the event the Lessor is unable to obtain a certificate of occupancy for all or any portion of this space following the Government's completion of its systems furniture installation due to causes unrelated to the system furniture design or installation, then the foregoing acceptance date shall be extended by the number of days such delay continues until the certificate of occupancy is actually obtained.

It is understood that only upon execution by the Government and the Lessor does this SLA become binding on both parties. The Lease, as amended hereby, remains in force and in effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: 1215 Eye Street, NW Associates Limited Partnership, a District of Columbia limited partnership, by: 1215 Eye ESGP, LLC, a Delaware limited liability company, its General Partner, by: JACo Eye Street Development Inc., a Delaware Corporation, its Managing Member

BY

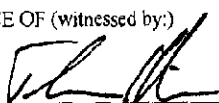


(Signature)

PRESIDENT

(Title)

IN THE PRESENCE OF (witnessed by:)



(Signature)

601 13TH ST. SUITE 300 N.

(Address)

UNITED STATES OF AMERICA

BY



(Signature)

Contracting Officer, GSA

(Official Title)